

01/15/08

City of Las Vegas Planning and Development
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Re: VAR-26369
Setback Variance Justification Letter for Tenaya /Azure, APN's 125-27-610-001 thru 010
& 024

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: Tenaya /Azure Office Park


Explanation of intent: This Setback Variance of 20'-0" in lieu of 25'-0", is being submitted for five new Office Buildings.

Prior to annexation, the minimum Clark County building front setback was 20'-0" along Azure, the current City of Las Vegas zoning requires a setback of 25'-0". To comply with this requirement, the buildings would move 5'-0" closer to the existing residential development against the request of the property owners that have already voiced their opinion at County Zoning and CLV Neighborhood meetings.

No new residential construction is planned for the Tenaya frontage. No viable market exists for residential product. The owners have met with the adjacent neighbors and council members regarding this future development, all appear to agree this will be the proper use for the parcels along with keeping the buildings as far away from the adjacent residential properties.

Total acreage: 5.26 acres of site area.
Total number of Parcels: (11) eleven parcels, (5) five buildings.

Sincerely,



Michael Andersen AIA
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